BOOK 6782 PAGE 72

JMB357:01/29/86

FROM: Timber Lake Joint Venture,
a Tennessee joint venture
TO: Louis Jeoffrey Siever,
a single man, and
Jeffery Lee Cunningham,
a single man

This instrument prepared by:
DEARBORN & EWING
Suite 1200
One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
L.J. Siever & J.L. Cunningham
318 Timberway Circle
Nashville TN 37214

Send Tax Bills to:
Security Federal Savings
and Loan Association
4235 Hillsboro Road
Nashville, TN 37215

Map-Parcel No.
108-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,200.

Jeffery Lee Cunningham
Affiant

Subscribed and sworn to before me, this the 5th day of February, 1986.

Notary Public

My Comm. Expires: 1/19/88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timber Lake Joint Venture, a Tennessee joint venture, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Louis Jeoffrey Siever, a single man, and Jeffery Lee Cunningham, a single man*, herein collectively called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 318 Timberway Circle.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

* as tenants in common

WITNESS its hand this 29th day of January, 1986.

TIMBER LAKE JOINT VENTURE, a
Tennessee joint venture

BY: Timber Lake Associates, a
Tennessee general partnership,
Manager

BY: Thomas E Ledford
Thomas E. Ledford, partner
and Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas E. Ledford, with whom I am personally acquainted, and who upon oath acknowledged himself to be a partner in and Manager of Timber Lake Associates, a Tennessee general partnership, the Manager of Timber Lake Joint Venture, a Tennessee joint venture, the within named bargainor, and that he as such partner in and Manager of Timber Lake Associates, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Timber Lake Joint Venture by Timber Lake Associates as Manager, by himself as partner and Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 29th day of January, 1986.

John M Brittingham
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

10/19/86

EXHIBIT A BOOK 6782 PAGE 74

Being Unit No. 92, of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

The above conveyance is made subject to the following exceptions:

1. 1986 Metropolitan Government taxes a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Book 5200, page 342, said Register's Office including the dedication of a public utility and drainage easement.

3. Master Deed and Bylaws of Timber Lake Condominium of record in Book 6549, page 475, said Register's Office.

4. All matters shown on the Plat of Timber Lake PUD as of record in Book 6250, page 219, said Register's Office.

5. Deed of Trust from Timber Lake Joint Venture to Security Federal Savings and Loan Association of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

6. Easements for sanitary sewers and/or storm drainage of record in Book 5856, page 80, Register's Office for Davidson County, Tennessee.

7. Easement for Television Cable from Timber Lake Condominium Association, Inc., Elm Hill Builders, Inc. and Timberlake Associates to Elm Hill Builders, Inc. of record in Book 6587, page 204, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Timber Lake Joint Venture by deed from Elm Hill Builders, Inc., a Tennessee corporation, of record in Book 6700, page 81, Register's Office for Davidson County, Tennessee.

7.5.7.60

IDENTIFICATION REFERENCE

FEB 13 9 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6782 PAGE 75

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 163.98 | CSTAX |
| | | | .00 | PRFEE |
| | | | 9.00 | MDEED |
| | | | CHECK | 163.48- |
| | | | 435PAGE/13766 CAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.7.60

IDENTIFICATION REFERENCE

FEB 13 9 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218893